

## **COMMISSIONERS OF THE LAND OFFICE**

### **SPECIAL MEETING MINUTES**

**THURSDAY, FEBRUARY 9, 2023 AT 2:00 P.M .  
GOVERNOR'S LARGE CONFERENCE ROOM  
2<sup>ND</sup> FLOOR, OKLAHOMA STATE CAPITOL  
OKLAHOMA CITY, OKLAHOMA**

The Agenda was posted online on the Commissioners of the Land Office website and at the Commissioners of the Land Office physical location on Monday, February 6, 2023 before 2:00 p.m.

#### **PRESENT**

Honorable Matt Pinnell, Lt. Governor and Vice-chairman  
Honorable Ryan Walters, State Supt. of Public Instruction and Commissioner  
Honorable Cindy Byrd, State Auditor and Inspector and Commissioner  
Honorable Blayne Arthur, Secretary of Agriculture and Commissioner

#### **LAND OFFICE STAFF PRESENT**

Dan Whitmarsh, Acting Secretary  
Bennett Abbott, General Counsel  
John Fischer, Senior Director, Commercial Real Estate & Investments  
Chris Wiggers, Director Mineral Management  
David White, Director of Communications and Legislative Affairs  
Ed Reyes, Director, Information Systems Division  
Jared Sempter, Assistant Director, Information Systems Division  
Karen Johnson, Director, Financial Services Division  
Mike Lyons, Financial Services Division  
Nolliet Goto, Internal Auditor  
Kimberly Noble, Purchasing Manager  
Marla Cook, Executive Assistant  
Alva Brockus, Assistant CRE Director  
Matt Clarkson, Financial Services Division  
Glynda Reppond, Legal Secretary

#### **VISITORS**

Joel Haaser, Forvis, LLP  
Teena Gunter, ODAFF  
Merin Gracey, LOFT  
Rebecca Hobbes, LOFT  
Katherine Graysen, LOFT

Lt. Governor Pinnell called the meeting to order at 2:00 p.m., ensured the presence of a quorum and proper posting, and called the roll.

Stitt:	Absent
Pinnell:	Present
Byrd:	Present
Arthur:	Present
Walters:	Present

**1. Request Approval of Minutes for Special Meeting Held January 12, 2023**

- a. Presented by Dan Whitmarsh, Acting Secretary*
- b. Discussion*
- c. Commission action in which the Board may approve, disapprove or table the matter and/or direct staff to take further action.*

Acting Secretary Whitmarsh presented the minutes for the special meeting held January 12, 2023, and recommended approval. There being no questions or discussion, a MOTION was made by Commissioner Arthur and seconded by Commissioner Walters to approve.

Pinnell:	Aye
Byrd:	Aye
Arthur:	Aye
Walters:	Aye Motion Carried

**2. Secretary's Comments**

Acting Secretary Whitmarsh highlighted that income to date totaled over \$72 million dollars, a \$1.3 million dollar increase over FY22. Over \$53 million have been distributed to Common Schools and \$18.9 million to Higher Education. He also noted that the Minerals Division attended the North American Prospect Expo. (NAPE), the only land office to attend this national expo and actively market our minerals.

This being an informational only item, no vote was taken.

**3. Consideration and Possible Action to Appoint Dan Whitmarsh as Secretary of the CLO**

Governor Kevin Stitt has appointed Dan Whitmarsh to serve as Secretary for the Commissioners of the Land Office. 64 O.S. §1005(A) provides that "[t]he Secretary, subject to the qualifications listed in subsection B ..., shall be appointed by the Governor with the advice and consent of the Commissioners of the Land Office." The qualifications listed in subsection B require that the Secretary possess an advanced degree from an accredited college or university; have not less than five years

experience in government, law, or finance; and meet any other requirements specified by the Commissioners. Dan Whitmarsh satisfies all the requirements for employment as Secretary imposed by law.

*a. Presented by Bennett Abbott, General Counsel*

*b. Discussion*

*c. Commission action in which the Board may approve, disapprove or table the matter and/or direct staff to take further action.*

Mr. Whitmarsh was born and raised in Oklahoma City and that he went to public school in Oklahoma City through the 8<sup>th</sup> grade and then transferred to Bishop McGuinness High School. His undergraduate degree was at the University of Central Oklahoma in History and then his Masters in Liberal Arts with an emphasis in History at Oklahoma City University and he also obtained his Juris Doctorate in Law as well. He was in the oil and gas business for approximately 15 years. He came to work for the CLO in 2019 as Director of Minerals Management and, when the Director of Royalty Compliance retired, he absorbed that division. In February, 2022, he was promoted to the role of Assistant Secretary until Mr. Chambers resigned, and has been the Acting Secretary until the present.

There being no questions or discussion, a MOTION was made by Commissioner Arthur and seconded by Commissioner Walters to approve the revision of the Capital Budget for FY2023 for the listed commercial investment property.

Pinnell:	Aye	
Byrd:	Aye	
Arthur:	Aye	
Walters:	Aye	Motion Carried

**4. Presentation of the Annual Comprehensive Financial Report and External Audit Results for Year Ending June 30, 2022, by Forvis, LLP (informational only)**

*a. Presented by Joel Haaser, Partner Forvis, LLP*

*b. Discussion*

Mr. Haaser highlighted that there was a new accounting standard that had to be adopted this year that circulated around leases. Historically leases were not reported as assets and this moves the value of the leases for their long term onto the financial statements. There was a small decrease in the net position due to the decrease in the market value of the investments.

This being an informational only item, no vote was taken.

**5. Request Approval for the Acting Secretary to Enter Into Contract(s) with a Custodial Bank or Banks.**

*Recommendation: The Chief Financial Officer and the Investment Committee request approval for the Acting Secretary to contract with the selected bank(s) to ensure contracts are in place and any potential transition plans can be made prior to the beginning of FY 2024.*

- a. Presented by Karen Johnson, CFO*
- b. Discussion*

There was one question concerning timeline. A MOTION was made by Commissioner Byrd and seconded by Commissioner Arthur to approve the Acting Secretary contracting with the selected bank(s) to ensure contracts are in place and any potential transition plans can be made prior to the beginning of FY2024.

Pinnell:	Aye	
Byrd:	Aye	
Arthur:	Aye	
Walters:	Aye	Motion Carried

**6. Presentation of Real Estate Investment Portfolio and Direct Investment Portfolio Quarterly Performance Reports (informational only)**

- a. Presented by John Fischer, Commercial Real Estate Division Senior Director*
- b. Discussion*

The investment real estate portfolio returned 6.52% Cash-on-Cash for the quarter bringing the year-to-date return to 5.83%. Year-to-date return on investment is 4.64%. Cash-on-cash is return based on acquisition costs and capital improvements over time; return on investment is return based on the value of the properties based on appraisal. The difference represents the unrealized capital gain. The only negative returning properties are vacant land tracts, which the CLO is working to either develop or sell. The CLO is transitioning property managers on three properties within the portfolio effective March 1.

On the Direct Investment in Berry-Rock, the quarterly disbursement was received. Both disbursements reflect an 11% rate of return. The CLO's Investment Committee did recommend RVK as an external direct investment consultant.

This being an informational only item, no vote was taken.

**7. Consideration and Possible Action for Approval of Long-Term Commercial Lease**

Lease No.	Legal Description	Purpose
109557 (Master Lease), 109554, 209555, & 819556 Kay County	Generally Described as: ALL of Sec. 16-27N-01EIM ALL of Sec. 16-27N-02EIM ALL of Sec. 16-28N-01WIM ALL of Sec. 13-27N-01EIM ALL of Sec. 33-29N-01WI	Utility Scale Solar Energy Facility

A public auction for a maximum Forty-eight (48) year Solar Energy Ground Lease was held January 25, 2023. The minimum bid of \$31,360.00 is established for the first year's rent. Subsequent annual holding rent of \$10.00/acre will be paid for the second and third years of the Development Phase, increasing \$5.00/acre each subsequent year of the Development Phase, which will be completed within the first five (5) years of the contract. In addition, agricultural rent will continue to be collected during the Development Phase. Lessee has the right to cancel the Lease during the Development Phase. Rent during the Construction Phase will be \$240.00/acre per year paid quarterly. Annual rent during the Production Phase will begin at \$480.00/acre, escalating 15% every five years for the remainder of the contract. Estimated maximum CLO land in the project is 3,135.70 acres. Actual acres will be determined by the final project design. Unused acreages will be released from the contract.

*Recommendation: Senior Director of Commercial Real Estate Management and Direct Investments recommends awarding Duke Energy Renewables Solar, LLC this Long-Term Lease contract.*

- a. Presented by John Fischer, Commercial Real Estate Division Senior Director*
- b. Discussion*
- c. Commissioners action in which the Board may approve, disapprove or table the matter and/or direct staff to take further action.*

Commissioner Arthur wanted to express a concern on record regarding agriculture acres potentially being taken out of an opportunity for AG producers and the need to balance that with the purpose of the CLO which is to generate as much income as possible for education. A MOTION was then made by Commissioner Byrd and seconded by Commissioner Walters to give authorization to award Duke Energy Renewables Solar, LLC, this long-term Lease contract.

Pinnell: Aye  
Byrd: Aye  
Arthur: Aye  
Walters: Aye Motion Carrie

**8. Consideration and Possible Action for Approval of Long-Term Commercial Lease**

<b>Lease No.</b>	<b>Legal Description</b>	<b>Purpose</b>
109558 Texas County	<p>Premises Generally Described as: Part of SW/4 of Sec. 16-02N-14ECM commencing at SW/C of Section thence N to NW/C of SW/4 of SW/4 thence E 1,560' thence S to W line of ROW of CRI&amp;P railroad thence S and W along railroad ROW to a point on the S Section line thence W to POB (containing 40 acres, more or less)</p> <p>Expansion Premises Generally Described as: Part of SW/4 of Sec. 16-02N-14ECM commencing at SW/C of NW/4 of SW/4 thence N 1,117' thence E 1,560' thence S 1,117' thence W 1,560' to POB (containing 40 acres, more or less)</p>	Industrial Facility for the Production of "Green" Ammonia

A public auction for a maximum Thirty-six (36) year Long-Term Commercial Ground Lease for the purpose of an industrial facility for the production of "green" ammonia was held January 24, 2023. The minimum bid of \$10,000.00 is established for the first year's development phase rent. Subsequent annual rent of \$10,000.00 will be paid for the second and third years of the Development Phase if needed. In addition, agricultural rent will continue to be collected during the Development Phase. Lessee has the right to cancel the Lease during the Development Phase. Rent during the Construction Phase, which shall be completed on or before the 5<sup>th</sup> lease year, will be \$1,250.00 per month. Annual rent during the Operation Phase will be \$1,900.00 per month during the first 5 lease years, \$1,957.00 per month for the 6<sup>th</sup> lease year, escalating 3% every year for the remainder of the contract except for the final year. The last year of the contract will be the removal and restoration phase and will have a rental rate of \$10,000.00 for that phase. These rental amounts reflect only the Premises and will proportionately increase if some or all of the Expansion Premises is included in the project.

*Recommendation: Senior Director of Commercial Real Estate Management and Direct Investments recommends awarding Eneus Energy, Inc. this Long-Term Lease contract.*

- a. Presented by John Fischer, Commercial Real Estate Division Senior Director*
- b. Discussion*
- c. Commissioners action in which the Board may approve, disapprove or table the matter and/or direct staff to take further action.*

After several general questions, a MOTION was made by Commissioner Walters and seconded by Commissioner Byrd to award Eneus Energy, Inc. this Long-Term Lease contract.

Pinnell: Aye  
Byrd: Aye  
Arthur: Aye  
Walters: Aye Motion Carried

**9. Consideration and Possible Action for Approval of Purchase of a Commercial Investment Property**

The Commercial Real Estate Division requests that the Commission authorizes the Acting Secretary to enter into a Purchase and Sales Agreement to acquire a commercial investment property along with one or more land Exchange Agreements. The land Exchange Agreements shall exchange 209.62 acres in Section 36-14N-4WIM in Oklahoma County covered under LTCL 106300 approved for exchange at the December 29, 2022 Commission meeting and may exchange 0.87 acres in Section 16-10N-2EIM in Pottawatomie County under STCL 106495 (Lot 10 of the Shawnee School Land Plat) approved for exchange at the September 15, 2022 Commission meeting for a commercial investment property located at 2001 NW 142<sup>nd</sup> Street, Oklahoma City, in Oklahoma County. The Purchase and Sale Agreement and Exchange Agreements shall comply with all legal requirements and authorize the Acting Secretary to spend up to \$9.8 million or the investment property's appraised value, whichever is lower, along with associated acquisition costs, exchange properties, and cash, if necessary.

*Recommendation: Senior Director of Commercial Real Estate Management and Direct Investments recommends approval of granting the Acting Secretary authorization to execute this Purchase and Sales Agreement and these Exchange Agreements.*

- a. Presented by John Fischer, Commercial Real Estate Division Senior Director*
- b. Discussion*
- c. Commission action in which the Board may approve, disapprove or table the matter and/or direct staff to take further action.*

John Fischer, Commercial Real Estate Division Senior Director, withdrew this item from consideration by the Board.



**10. Consideration and Possible Action to Issue a Continuous Easement**

Lease No.	Legal Description	Easement No.
101079 Grant County	SW/4 Sec. 16-25N-4WIM	10021

Grant County District #2 has made an offer of \$2,000.00 for a continuous easement for highway and bridge improvements. Area requested is 0.68 acres, per provided survey. The offer was reviewed by Robert Parrish, REMS, and approved by Anthony Ruiz, Assistant Director of Real Estate Management.

*Recommendation: Mike Sawatzky, Director of Real Estate Management recommends approval of the continuous easement.*

- a. *Presented by Mike Sawatzky, Director of Real Estate Management*
- b. *Discussion*
- c. *Commissioners action in which the Board may approve, disapprove or table the matter and/or direct staff to take further action.*

There being no questions or discussions, a MOTION was made by Commissioner Byrd and seconded by Commissioner Arthur to give approval of the continuous easement.

Pinnell: Aye  
Byrd: Aye  
Arthur: Aye  
Walters: Aye    Motion Carried

**11. Consideration and Possible Action to Issue a Continuous Easement**

Lease No.	Legal Description	Easement No.
909396 Oklahoma County	SW/4 Sec. 15-12-3WIM	10025

The City of Oklahoma City accepted our appraisal of \$500.00 for a continuous easement for an A.D.A. ramp. Area requested is 250 sq. ft., per provided survey. The appraisal was completed by Lane Williams, REMS, reviewed by Starr Ryan, REMS, and approved by Anthony Ruiz, Assistant Director of Real Estate Management.

*Recommendation: Mike Sawatzky, Director of Real Estate Management recommends approval of the continuous easement.*

- a. *Presented by Mike Sawatzky, Director of Real Estate Management*
- b. *Discussion*
- c. *Commissioners action in which the Board may approve, disapprove or table the matter and/or direct staff to take further action.*



There being no questions or discussion, a MOTION was made by Commissioner Arthur and seconded by Commissioner Byrd to give approval of the continuous easement.

Pinnell: Aye  
Byrd: Aye  
Arthur: Aye  
Walters: Aye Motion Carried

## **12. Approval of Purchases over \$25,000.00**

The following requests for purchases over \$25,000.00 have been submitted:

<b>Division</b>	<b>Amount</b>	<b>Vendor</b>
IT	\$28,000.00	Softchoice Corporation
Requesting the acquisition of annual MS Office subscription to continue accessing agency's communication and collaboration tools for the amount of \$28,000. License products and services will be purchased thru SW 1079, Softchoice is a state approved vendor.		
IT	\$34,500.00	Business Imaging Systems (BIS)
Requesting the acquisition of annual software renewal of the Agency Document Management System for the amount of \$34,500.00. Services will continue to provide software technical support of the agency's Document Management System, licenses and services will be purchased thru SW1013B. Business Imaging Systems (BIS) is a state approved vendor.		
MMD	\$37,500.00	Enverus (Drilling Information)
Authorization is requested to issue a contract in an amount of \$37,500.00 for the Mineral Management Division's data technology services to monitor mineral leasing, drilling, and production activity throughout the state.		
CRE	\$25,000.00	Price Edwards & Company (dba Cornerstone Holdings, Inc)
Requesting an additional \$25,000.00 in funding for Price Edwards & Company. They provide property management services for two properties in our investment real estate portfolio. Effective March 1, 2023, three additional properties will be transferring to their management. This request is to cover the additional management fees anticipated for these additional properties. Price Edwards (dba Cornerstone Holdings, Inc.) is a state approved vendor.		
LEGAL	\$50,000.00	Barbara Ley & Associates
Authorization to provide additional funding in the amount of \$50,000.00 for a professional services contract with the accounting firm of Ley, Gifford & Farr, PLLC. The firm provides consulting and expert witness services in several ongoing oil and gas lawsuits currently pursued by the CLO. The available balance of funds previously		

authorized have been expended and will be insufficient to pay continuing charges related to ongoing litigation.

- a. *Presented by Kimberly Noble, Purchasing Manager*
- b. *Discussion*
- c. *Commission action in which the Board may approve, disapprove or table the matter and/or direct staff to take further action.*

There being no questions or discussion, a MOTION was made by Commissioner Byrd and seconded by Commissioner Arthur to give approval for the listed expenditures.

Pinnell:       Aye  
Byrd:           Aye  
Arthur:        Aye  
Walters:       Aye    Motion Carried

**13.   Consent Agenda – Request Approval of December Agency Monthly Division Summary of Activities**

The Agenda items presented on the Consent Agenda are considered as one item for voting purposes. The Consent Agenda includes items that are statutorily or constitutionally required to be performed by the Commissioners of the Land Office or are administrative in nature, which are done as a routine action by the Commissioners of the Land Office. If any member of the Commission or any member of the public requests a particular item or items to be considered individually, the matter or matters shall be considered individually.

- a. *Presented by Dan Whitmarsh, Acting Secretary*
- b. *Discussion*
- c. *Commission action in which the Board may approve, disapprove or table the matter and/or direct staff to take further action.*

*Financial Services Division*

- 1. December, 2022 Claims Paid (Routine) (pp. 345-346 )
- 2. December, 2022 Budget to Actual Expenditure Comparison (p. 347)

*Minerals Management Division*

- 1. December, 2022 (pp. 348-359)

*Real Estate Management Division*

- 1. December, 2022 (pp. 360-361)

*Commercial Real Estate*

- 1. December, 2022 (pp. 362)

There being no questions or discussion, A MOTION was made by Commissioner Walters and seconded by Commissioner Arthur to approve the Consent Agenda as presented.

Pinnell: Aye  
Byrd: Aye  
Arthur: Aye  
Walters: Aye Motion Carried

**14. Financial Information Regarding Investments and Monthly Distributions (informational only)**

- a. Presented by Dan Whitmarsh, Acting Secretary*
- b. Discussion*

*Accounting*

- a. January, 2022 Distribution by District and Month*

*Investments*

- a. December, 2022 Market Value Comparison*

This being an informational only item, no vote was taken.

**15. Consideration and Possible Action to Settle a Bankruptcy Claim Against Cypress Environmental Partners, LP.**

The Commissioners of the Land Office filed a general unsecured claim for unpaid office rent in the Chapter 11 bankruptcy of Cypress Environmental Partners, LP. Case No. 22-90039 (Bankr. S.D. Tex.). A proposed settlement would result in payment of \$63,000.00 to the CLO in settlement of the claim.

*Recommendation: The General Counsel recommends approval of the proposed settlement.*

- a. Presented by Bennett Abbott, General Counsel*
- b. Discussion*
- c. Commission action in which the Board may approve, disapprove, or table the matter and/or direct staff to take further action.*

There being no questions or discussion, a MOTION was made by Commissioner Walters and seconded by Commissioner Arthur to approve the proposed settlement in the Cypress Environmental Partners Chapter 11 Bankruptcy, Case No. 22-90039.

Pinnell: Aye  
Byrd: Aye  
Arthur: Aye  
Walters: Aye Motion Carried

**16. Consideration and Possible Action to Revise the Internal Audit Committee Charter**

A revision to the Internal Audit Committee Charter is proposed. The revisions are consistent with the directions provided by the Commissioners of the Land Office at the January 2023 meeting.

*Recommendation: The General Counsel recommends approval of the proposed Internal Audit Committee Charter.*

- a. *Presented by Bennett Abbott, General Counsel*
- b. *Discussion*
- c. *Commission action in which the Board may approve, disapprove, or table the matter and/or direct staff to take further action.*

Commissioner Arthur expressed that she would like for there to be a Chairman of the Committee identified and Commissioner Byrd asked who would have the authority to terminate the Internal Auditor. A suggestion was made that the language express that termination of the Internal Auditor would be made by the Secretary but only upon the approval of the Commissioners. A MOTION was made by Commissioner Arthur and seconded by Commissioner Byrd to approve the proposed Audit Committee Charter with the changes outlined above by the Commissioners.

Pinnell:	Aye	
Byrd:	Aye	
Arthur:	Aye	
Walters:	Aye	Motion Carried

**17. New Business**

The Commission may discuss, consider and take possible action regarding new business that could not have been reasonably anticipated or was unknown prior to the regular meeting.

There being no new business, A MOTION was made by Commissioner Arthur and seconded by Commissioner Walters to adjourn the meeting.

Pinnell:	Aye	
Byrd:	Aye	
Arthur:	Aye	
Walters:	Aye	Motion Carried

**Adjourn**

Recording stopped at 2:30 p.m.



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Dan Whitmarsh, Secretary

I HEREBY CERTIFY that the foregoing is a true, full and correct report of said meeting.  
WITNESS my hand and official signature this 7 day of March 2023.

(SEAL)



ATTEST:

  
\_\_\_\_\_  
Dan Whitmarsh, Secretary

  
\_\_\_\_\_  
CHAIRMAN

The following claims were approved by the Secretary and are routine in nature:

**Claims Paid December 2022**

December 2022 Main Payroll	Payroll/ Employment Expense	447,139.62
November 2022 Supplemental Payroll	Payroll/ Employment Expense	8,575.39
Office Of Management & Enterprise Svcs	Payroll/ Employment Expense	544.99
Title Law Group PLLC	Legal Services	10,681.25
Goolsby Proctor Heefner Gibbs PC	Legal Services	67,924.26
Phillips Murrah PC	Legal Services	1,032.36
Tisdal & OHara PLLC	Legal Services	49,832.64
Trimble Law Group PLLC	Legal Services	1,575.00
Kay County	Legal Services	50.00
MY Consulting Group Incorporated	Professional Services	8,763.75
Daniel T Reineke	Professional Services	2,362.50
Grace & Sons Appraisal Service Inc	Professional Services	1,000.00
NPVAL LLC	Professional Services	2,000.00
Trimble Valuation Services Inc	Professional Services	1,000.00
WLK Advisors	Professional Services	3,800.00
Schmook Appraisal Company	Professional Services	5,450.00
Office Of Management & Enterprise Svcs	Professional Services	1,070.00
Galt Foundation	Professional Services	3,554.93
Blackrock Institutional Trust Co NA	Professional Services	6,741.61
Allianz Global Investors Capital LP	Professional Services	63,311.49
Robeco Investment Management Inc	Investment Management Fees	120,018.75
Buchanan Capital Management LLC	Investment Management Fees	7,000.00
Centersquare Investment Management Holdings	Investment Management Fees	81,881.11
Cohen & Steers Capital Management Inc	Investment Management Fees	170,257.00
Dodge & Cox	Investment Management Fees	85,727.03
Fort Washington Investment Advisors Inc	Investment Management Fees	64,954.00
Guggenheim Partners Investment Mgt LLC	Investment Management Fees	137,081.10
Insight North America LLC	Investment Management Fees	109,236.37
Silvercrest Asset Mgmt Group	Investment Management Fees	160,033.00
Cornerstone Holdings Inc	Investment Management Fees	4,357.30
Robinson Park LLC	Investment Management Fees	10,083.57
Brockus,Jane Alva	Travel- Reimbursement	286.00
Ison,Sean	Travel- Reimbursement	113.13
Knauss,Roger	Travel- Reimbursement	436.25
Parrish,Robert J	Travel- Reimbursement	170.10
Ryan,Starr Faith	Travel- Reimbursement	172.50
Wildman,David Trent	Travel- Reimbursement	1,235.25
Journeyhouse	Registration - Agency Direct	(25.00)
Hilton Garden Inn	Registration - Agency Direct	(17.68)
Hyatt Place	Registration - Agency Direct	208.00
www.Okapp.Org	Registration - Agency Direct	199.00
AT&T Corp	Informational Expense	533.01

Bancfirst	Informational Expense	31.64
Whitestar	Informational Expense	4,116.30
Office Of Management & Enterprise Svcs	Informational Expense	2,221.50
Transzap Inc	Informational Expense	3,885.85
Panhandle Telephone Coop Inc	Informational Expense	69.99
West Publishing Corporation	Informational Expense	937.34
LexisNexis Risk Solutions	Informational Expense	50.00
Oklahoma Insurance Department	Memberships, Licenses, and Permits	340.00
Ok.Gov	Memberships, Licenses, and Permits	9.70
Artur Bookbinding International	Miscellaneous Admin Expense	1,600.00
Oklahoma Press Service Inc	Miscellaneous Admin Expense	3,437.60
Bancfirst	Miscellaneous Admin Expense	1,125.32
Office Of Management & Enterprise Svcs	Telecommunications Service	1,451.60
AT&T Corp	Telecommunications Service	439.70
Cox Communications Inc	Telecommunications Service	88.46
Panhandle Telephone Coop Inc	Telecommunications Service	64.13
Cellular Network Partner	Telecommunications Service	62.38
Commissioners Of The Land Office	Rent Expense	11,000.00
Xerox Corporation	Rent Expense	780.35
Quadient Leasing USA Inc	Rent Expense	3,006.00
Cequel Data Centers LLC	Rent Expense	2,268.18
Diemer Construction Co LLC	Maintenance and Repair Expense	43,941.72
Humphreys Farmers Union Coop Gin	Maintenance and Repair Expense	5,554.08
Bancfirst	Maintenance and Repair Expense	6.00
Xerox Corporation	Maintenance and Repair Expense	882.85
Softchoice Corporation	Maintenance and Repair Expense	20,949.84
Amazon.Com H28Xp9R91	Office Supplies	53.94
Office Of Management & Enterprise Svcs	Office Supplies	105.00
Staples	Office Supplies	183.88
West Publishing Corporation	Library Resources	351.05
3T Drilling Inc	Land Improvement - Soil Conserv	21,990.00
Department Of Wildlife Conservation	Other Agency Minerals Program	127,897.37
Office Of Management & Enterprise Svcs	Other Agency Minerals Program	31,602.21
Oklahoma State University	Other Agency Minerals Program	62,857.71
Centerpoint Energy Services Inc	Gas Marketing Program	400,000.00
<b>TOTAL December2022 Claims</b>		<b>1,952,033.18</b>



**Commissioners of the Land Office**  
**Year to Date Expenditures of Appropriated (513) Funds**  
**FY-2023 as of December 31, 2022**

<u>Budget Line Item Description</u>	<u>FY23 Budget</u>	<u>FY23 Expenses</u>	<u>Amount Remaining</u>
Personnel - Salaries & Benefits	\$ 6,011,498	\$ 2,746,008	\$ 3,265,490
Professional Services	168,500	59,729	108,771
<b>Total Personal Services</b>	<b>\$ 6,179,998</b>	<b>\$ 2,805,737</b>	<b>\$ 3,374,261</b>
Travel- Reimbursement	\$ 62,450	\$ 18,836	\$ 43,614
Travel - Direct Agency Payments	68,523	28,307	40,216
Misc. Administrative Expenses	120,950	37,088	83,862
Rent Expense	214,500	73,910	140,590
Maintenance & Repair	5,000	670	4,330
Specialized Supplies and Materials	11,500	1,373	10,127
General Operating Expenses	32,000	4,085	27,915
Office Furniture & Equipment	-	-	-
Library Resources	8,500	2,095	6,405
<b>Total Supplies, Equipment &amp; Other</b>	<b>\$ 523,423</b>	<b>\$ 166,365</b>	<b>357,058</b>
<b>Totals FY 2023</b>	<b>\$ 6,703,421</b>	<b>\$ 2,972,102</b>	<b>\$ 3,731,319</b>

**MINERALS MANAGEMENT DIVISION  
MONTHLY SUMMARY**

**FROM: 12/1/2022**

**TO: 12/31/2022**

**RE: SUMMARY OF THE 12/14/2022 OIL AND GAS LEASE SALE**

<b>*TOTAL BONUS:</b>	\$3,443,451.58	* Includes only high bids
<b>TOTAL NET ACRES:</b>	5,818.42	
<b>AVG PRICE PER ACRE:</b>	\$591.82	
<b>TOTAL TRACTS:</b>	87	
<b>TOTAL HIGH BIDS:</b>	66	
<b>TOTAL LOW BIDS:</b>	48	
<b>TOTAL BIDS RECEIVED:</b>	114	
<b>TOTAL TRACTS NO BIDS:</b>	21	
<b>HIGH BID PER ACRE:</b>	\$1,814.00	

Tabulation of bids received by Commissioners of the Land Office of Oil and Gas Mining Leases  
Sale held in the Commission conference room, at Oklahoma City, Oklahoma

**12/14/2022**

Oil and Gas Lease Sale

**MINERALS MANAGEMENT DIVISION  
APPROVAL OF OIL AND GAS LEASE SALE TABULATION**

<b>TR #</b>	<b>COUNTY</b>	<b>LEGAL DESCRIPTION</b>	<b>NET ACRES</b>	<b>BIDDER</b>	<b>BONUS</b>	<b>PRICE PER ACRE</b>
1	BECKHAM	NW/4, less and except the Des Moines (Lower Granite Wash) and Hogshooter Formations (All M.R.), Sec. 22-11N-25WIM	160.00	NO BIDS	\$0.00	\$0.00
2	BECKHAM	SE/4, less and except the Des Moines (Lower Granite Wash) and Hogshooter Formations (1/2 M.R.), Sec. 22-11N-25WIM	80.00	NO BIDS	\$0.00	\$0.00
3	CADDO	SW/4 NE/4, limited to from the surface to a depth of 2,500 feet. (Lessee will assume liability to plug the current wells and remove equipment and facilities in the NE/4 of Section 13-05N-09WIM if said wells, equipment, and facilities are not affirmatively disclaimed in writing within ninety (90) days of lease award date.) Potential bidders are advised to contact the Commissioners of the Land Office for a list of the wells, equipment, and facilities. (All M.R.), Sec. 13-05N-09WIM	40.00	PRIME OPERATING, INC.	\$1,000.00	\$25.00
4	CADDO	NE/4 SW/4, limited to from the surface to a depth of 2,500 feet.	40.00	PRIME OPERATING, INC.	\$1,000.00	\$25.00

(Lessee will assume liability to plug the current wells and remove equipment and facilities in the SW/4 of Section 13-05N-09WIM if said wells, equipment, and facilities are not affirmatively disclaimed in writing within ninety (90) days of lease award date.) Potential bidders are advised to contact the Commissioners of the Land Office for a list of the wells, equipment, and facilities. (All M.R.), Sec. 13-05N-09WIM

5	CADD	N/2 S/2 NE/4, less and except the Morrow and Springer Formations inside the McVey 1-36 wellbore (All M.R.), Sec. 36-08N-09WIM	40.00	JACKFORK LAND, INC	\$30,040.00	\$751.00
6	CADD	SE/4 (1/2 M.R.), Sec. 14-10N-09WIM	80.00	LADD LLC	\$128,000.00	\$1,600.00
6	CADD	SE/4 (1/2 M.R.), Sec. 14-10N-09WIM	80.00	CAMINO NATURAL RESOURCES LLC	\$126,080.00	\$1,576.00
6	CADD	SE/4 (1/2 M.R.), Sec. 14-10N-09WIM	80.00	PETROVEN INC	\$44,500.00	\$556.25
6	CADD	SE/4 (1/2 M.R.), Sec. 14-10N-09WIM	80.00	PETROVEN INC	\$4,900.00	\$61.25
6	CADD	SE/4 (1/2 M.R.), Sec. 14-10N-09WIM	80.00	NOP ENERGY LLC	\$2,000.00	\$25.00
6	CADD	SE/4 (1/2 M.R.), Sec. 14-10N-09WIM	80.00	PETROVEN INC	\$400.00	\$5.00
7	CADD	NE/4 (All M.R.), Sec. 16-10N-09WIM	160.00	OSAGE OIL & GAS PROPERTIES	\$50,400.00	\$315.00
7	CADD	NE/4 (All M.R.), Sec. 16-10N-09WIM	160.00	NOP ENERGY LLC	\$4,000.00	\$25.00
8	CADD	SE/4 (All M.R.), Sec. 16-10N-09WIM	160.00	OSAGE OIL & GAS PROPERTIES	\$66,400.00	\$415.00
8	CADD	SE/4 (All M.R.), Sec. 16-10N-09WIM	160.00	NOP ENERGY LLC	\$4,000.00	\$25.00
9	CADD	SW/4 (All M.R.), Sec. 16-10N-09WIM	160.00	OSAGE OIL & GAS PROPERTIES	\$80,480.00	\$503.00
9	CADD	SW/4 (All M.R.), Sec. 16-10N-09WIM	160.00	NOP ENERGY LLC	\$4,000.00	\$25.00
10	CADD	NE/4 (All M.R.), Sec. 16-11N-12WIM	160.00	STAGHORN PETROLEUM II, LLC	\$128,160.00	\$801.00
10	CADD	NE/4 (All M.R.), Sec. 16-11N-12WIM	160.00	NOP ENERGY LLC	\$4,000.00	\$25.00
11	CADD	NE/4 (1/2 M.R.), Sec. 30-12N-12WIM	80.00	STAGHORN PETROLEUM II, LLC	\$64,080.00	\$801.00
11	CADD	NE/4 (1/2 M.R.), Sec. 30-12N-12WIM	80.00	NOP ENERGY LLC	\$2,000.00	\$25.00
12	CADD	SW/4 (1/2 M.R.), Sec. 01-11N-13WIM	80.00	STAGHORN PETROLEUM II, LLC	\$32,080.00	\$401.00
12	CADD	SW/4 (1/2 M.R.), Sec. 01-11N-13WIM	80.00	NOP ENERGY LLC	\$2,000.00	\$25.00
12	CADD	SW/4 (1/2 M.R.), Sec. 01-11N-13WIM	80.00	STAGHORN PETROLEUM II, LLC	\$401.00	\$5.01
13	CADD	E/2 NE/4, less and except the Pink Sand and Red Fork Formations (1/2 M.R.), Sec. 34-12N-13WIM	40.00	STAGHORN PETROLEUM II, LLC	\$32,040.00	\$801.00

14	CADDO	W/2 NE/4, less and except the Red Fork Formation (1/2 M.R.), Sec. 34-12N-13WIM	40.00	STAGHORN PETROLEUM II, LLC	\$32,040.00	\$801.00
15	CADDO	SE/4 (1/2 M.R.), Sec. 34-12N-13WIM	80.00	STAGHORN PETROLEUM II, LLC	\$64,080.00	\$801.00
15	CADDO	SE/4 (1/2 M.R.), Sec. 34-12N-13WIM	80.00	NOP ENERGY LLC	\$2,000.00	\$25.00
16	CANADIAN	NW/4 (1/2 M.R.), Sec. 34-11N-09WIM	80.00	CAMINO NATURAL RESOURCES LLC	\$140,880.00	\$1,761.00
16	CANADIAN	NW/4 (1/2 M.R.), Sec. 34-11N-09WIM	80.00	NOP ENERGY LLC	\$4,000.00	\$50.00
17	CANADIAN	N/2 SW/4 (1/2 M.R.), Sec. 34-11N-09WIM	40.00	CAMINO NATURAL RESOURCES LLC	\$70,440.00	\$1,761.00
17	CANADIAN	N/2 SW/4 (1/2 M.R.), Sec. 34-11N-09WIM	40.00	LADD LLC	\$63,800.00	\$1,595.00
17	CANADIAN	N/2 SW/4 (1/2 M.R.), Sec. 34-11N-09WIM	40.00	PETROVEN INC	\$17,850.00	\$446.25
17	CANADIAN	N/2 SW/4 (1/2 M.R.), Sec. 34-11N-09WIM	40.00	COTTON VALLEY RESOURCES, LLC	\$4,600.00	\$115.00
17	CANADIAN	N/2 SW/4 (1/2 M.R.), Sec. 34-11N-09WIM	40.00	NOP ENERGY LLC	\$2,000.00	\$50.00
18	CANADIAN	NE/4 (All M.R.), Sec. 36-11N-10WIM	160.00	NOP ENERGY LLC	\$4,000.00	\$25.00
19	CANADIAN	NW/4 (1/2 M.R.), Sec. 36-11N-10WIM	80.00	NOP ENERGY LLC	\$2,000.00	\$25.00
20	CIMARRON	NW/4 NE/4, (Lessee will assume liability to plug the current wells and remove equipment and facilities in the NE/4 of Section 26-06N-04ECM if said wells, equipment, and facilities are not affirmatively disclaimed in writing within ninety (90) days of lease award date.) Potential bidders are advised to contact the Commissioners of the Land Office for a list of the wells, equipment, and facilities. (All M.R.), Sec. 26-06N-04ECM	40.00	EXO DRILLING LP LLC	\$4,000.00	\$100.00
20	CIMARRON	NW/4 NE/4, (Lessee will assume liability to plug the current wells and remove equipment and facilities in the NE/4 of Section 26-06N-04ECM if said wells, equipment, and facilities are not affirmatively disclaimed in writing within ninety (90) days of lease award date.) Potential bidders are advised to contact the Commissioners of the Land Office for a list of the wells, equipment, and facilities. (All M.R.), Sec. 26-06N-04ECM	40.00	DOGWOOD LANE INVESTMENTS LLC	\$2,000.00	\$50.00
21	CIMARRON	NW/4, (Lessee will assume liability to plug the current wells and remove equipment and facilities in the NW/4 of Section 26-06N-04ECM if said wells, equipment, and facilities are not affirmatively disclaimed in writing within ninety (90) days of lease award date.) Potential bidders are advised to contact the Commissioners of the Land	160.00	EXO DRILLING LP LLC	\$16,000.00	\$100.00

		Office for a list of the wells, equipment, and facilities. (All M.R.), Sec. 26-06N-04ECM				
21	CIMARRON	NW/4, (Lessee will assume liability to plug the current wells and remove equipment and facilities in the NW/4 of Section 26-06N-04ECM if said wells, equipment, and facilities are not affirmatively disclaimed in writing within ninety (90) days of lease award date.) Potential bidders are advised to contact the Commissioners of the Land Office for a list of the wells, equipment, and facilities. (All M.R.), Sec. 26-06N-04ECM	160.00	DOGWOOD LANE INVESTMENTS LLC	\$4,585.00	\$28.66
22	COMANCHE	NW/4 NW/4, This lease is subject to an existing solar lease. Potential bidders are advised to examine this contract on file at the Commissioners of the Land Office. Lessee will assume liability to plug the current well(s) and remove equipment and facilities in the NW/4 NW/4 of Section 17-02N-10WIM if said well(s), equipment, and facilities are not affirmatively disclaimed in writing within ninety (90) days of lease award date. Potential bidders are advised to contact the Commissioners of the Land Office for a list of the wells, equipment, and facilities. (All M.R.), Sec. 17-02N-10WIM	40.00	580 PRODUCTIONS LLC	\$2,801.00	\$70.03
22	COMANCHE	NW/4 NW/4, This lease is subject to an existing solar lease. Potential bidders are advised to examine this contract on file at the Commissioners of the Land Office. Lessee will assume liability to plug the current well(s) and remove equipment and facilities in the NW/4 NW/4 of Section 17-02N-10WIM if said well(s), equipment, and facilities are not affirmatively disclaimed in writing within ninety (90) days of lease award date. Potential bidders are advised to contact the Commissioners of the Land Office for a list of the wells, equipment, and facilities. (All M.R.), Sec. 17-02N-10WIM	40.00	C & R PETROLEUM CO.	\$1,801.00	\$45.03
23	COMANCHE	SW/4 NW/4, This lease is subject to an existing solar lease. Potential bidders are advised to examine this contract on file at the Commissioners of the Land Office. Lessee will assume liability to plug the current well(s) and remove equipment and facilities in the SW/4 NW/4 of Section 33-02N-10WIM if said well(s),	40.00	580 PRODUCTIONS LLC	\$2,801.00	\$70.03

		equipment, and facilities are not affirmatively disclaimed in writing within ninety (90) days of lease award date. Potential bidders are advised to contact the Commissioners of the Land Office for a list of the wells, equipment, and facilities. (All M.R.), Sec. 33-02N-10WIM				
23	COMANCHE	SW/4 NW/4, This lease is subject to an existing solar lease. Potential bidders are advised to examine this contract on file at the Commissioners of the Land Office. Lessee will assume liability to plug the current well(s) and remove equipment and facilities in the SW/4 NW/4 of Section 33-02N-10WIM if said well(s), equipment, and facilities are not affirmatively disclaimed in writing within ninety (90) days of lease award date. Potential bidders are advised to contact the Commissioners of the Land Office for a list of the wells, equipment, and facilities. (All M.R.), Sec. 33-02N-10WIM	40.00	C & R PETROLEUM CO.	\$501.00	\$12.53
24	CUSTER	Lot 4; NE/4 SW/4 (1/2 M.R.), Sec. 07-14N-16WIM	40.00	NO BIDS	\$0.00	\$0.00
25	ELLIS	NE/4, less and except the Tonkawa Formation (All M.R.), Sec. 17-16N-23WIM	160.00	UPLAND EXPLORATION OKLAHOMA, LLC	\$165,550.00	\$1,034.69
26	ELLIS	NW/4, less and except the Morrow and Cleveland Formations (All M.R.), Sec. 36-19N-26WIM	160.00	UNBRIDLED RESOURCES, LLC (SUBSIDIARY OF MAVERICK NATURAL RESOURCES, LLC)	\$262,768.00	\$1,642.30
26	ELLIS	NW/4, less and except the Morrow and Cleveland Formations (All M.R.), Sec. 36-19N-26WIM	160.00	TRIAD ENERGY INC	\$200,160.00	\$1,251.00
26	ELLIS	NW/4, less and except the Morrow and Cleveland Formations (All M.R.), Sec. 36-19N-26WIM	160.00	ROCK CREEK LAND & ENERGY LLC	\$188,160.00	\$1,176.00
26	ELLIS	NW/4, less and except the Morrow and Cleveland Formations (All M.R.), Sec. 36-19N-26WIM	160.00	TRIAD ENERGY INC	\$800.00	\$5.00
27	GARFIELD	NW/4 (All M.R.), Sec. 16-21N-08WIM	160.00	NOP ENERGY LLC	\$4,000.00	\$25.00
28	GARVIN	NE/4 SE/4; N/2 SE/4 SE/4 (All M.R.), Sec. 22-02N-02WIM	60.00	NOP ENERGY LLC	\$1,500.00	\$25.00
29	GARVIN	S/2 NW/4 NE/4; SW/4 NE/4 (1/2 M.R.), Sec. 25-02N-02WIM	30.00	NOP ENERGY LLC	\$7,500.00	\$250.00
30	GARVIN	NE/4 NW/4 (1/2 M.R.), Sec. 25-02N-02WIM	20.00	NOP ENERGY LLC	\$1,000.00	\$50.00
31	GARVIN	NW/4 SE/4; SE/4 SW/4 SE/4 (1/2 M.R.), Sec. 25-02N-02WIM	25.00	NOP ENERGY LLC	\$1,250.00	\$50.00
32	GARVIN	SE/4 SW/4 (1/2 M.R.), Sec. 25-02N-02WIM	20.00	NOP ENERGY LLC	\$1,000.00	\$50.00
33	GARVIN	E/2 SW/4; S/2 NW/4 SW/4; N/2 SW/4 SW/4; SE/4 SW/4 SW/4,	130.00	NO BIDS	\$0.00	\$0.00

		less and except the Sycamore Formation (All M.R.), Sec. 28-02N-02WIM				
34	GRADY	NE/4 (1/2 M.R.), Sec. 23-09N-08WIM	80.00	NOP ENERGY LLC	\$2,000.00	\$25.00
35	GRADY	SE/4 (All M.R.), Sec. 35-10N-08WIM	160.00	NOP ENERGY LLC	\$4,000.00	\$25.00
36	JOHNSTON	W/2 SW/4; W/2 E/2 SW/4, less and except the Woodford Formation (1/2 M.R.), Sec. 15-04S-04EIM	60.00	NO BIDS	\$0.00	\$0.00
37	LOGAN	SW/4 (All M.R.), Sec. 16-16N-01EIM	160.00	NO BIDS	\$0.00	\$0.00
38	MAJOR	NE/4 NW/4 (All M.R.), Sec. 07-22N-14WIM	40.00	REPLAY ENERGY ASSETS, LLC	\$4,000.00	\$100.00
39	MCCLAIN	W/2 E/2 SW/4; NW/4 SW/4; N/2 SW/4 SW/4; SW/4 SW/4 SW/4 (75.00%), Sec. 04-09N-04WIM	82.50	NATIVE OIL & GAS LLC	\$87,367.50	\$1,059.00
40	MCCLAIN	NW/4 SW/4 NE/4; S/2 SW/4 NE/4 (1/2 M.R.), Sec. 09-09N-04WIM	15.00	NATIVE OIL & GAS LLC	\$15,885.00	\$1,059.00
40	MCCLAIN	NW/4 SW/4 NE/4; S/2 SW/4 NE/4 (1/2 M.R.), Sec. 09-09N-04WIM	15.00	COTTON VALLEY RESOURCES, LLC	\$6,225.00	\$415.00
41	MCCLAIN	W/2 NW/4; NE/4 NW/4, except 1/2 acre in SE Corner (75.00%), Sec. 09-09N-04WIM	89.63	NATIVE OIL & GAS LLC	\$94,918.17	\$1,059.06
42	MCCLAIN	SE/4 NW/4 (1/2 M.R.), Sec. 09-09N-04WIM	20.00	NATIVE OIL & GAS LLC	\$21,180.00	\$1,059.00
42	MCCLAIN	SE/4 NW/4 (1/2 M.R.), Sec. 09-09N-04WIM	20.00	COTTON VALLEY RESOURCES, LLC	\$7,900.00	\$395.00
43	NOBLE	NW/4, less and except the Mississippian Formation (All M.R.), Sec. 16-20N-01EIM	160.00	LANCE RUFFEL OIL & GAS, LLC	\$24,500.00	\$153.13
44	NOBLE	SE/4, less and except the Mississippian Formation (All M.R.), Sec. 16-20N-01EIM	160.00	LANCE RUFFEL OIL & GAS, LLC	\$33,500.00	\$209.38
45	ROGER MILLS	SW/4 SW/4, less and except the Des Moines Formation (1/2 M.R.), Sec. 33-14N-22WIM	20.00	MUSTANG FUEL CORPORATION	\$4,100.00	\$205.00
46	ROGER MILLS	E/2 SW/4; Lots 3 and 4 (1/2 M.R.), Sec. 18-12N-24WIM	76.54	WHITE OAK RESOURCES, LL	\$46,765.94	\$611.00
47	ROGER MILLS	All that part of Lot 3 of Section 06-16N-24WIM accreted to and lying within Section 05-16N-24WIM, less and except the Marmaton Formation. Also, less and except all accretion and riparian rights lying outside of Section 05-16N-24WIM. (1/2 M.R.), Sec. 05-16N-24WIM	4.70	DAGNY'S OPERATING LP	\$7,550.00	\$1,606.38
47	ROGER MILLS	All that part of Lot 3 of Section 06-16N-24WIM accreted to and lying within Section 05-16N-24WIM, less and except the Marmaton Formation. Also, less and except all accretion and riparian rights lying outside of Section 05-16N-24WIM. (1/2 M.R.), Sec. 05-16N-24WIM	4.70	J. KIRK ARY	\$7,152.00	\$1,521.70



47	ROGER MILLS	All that part of Lot 3 of Section 06-16N-24WIM accreted to and lying within Section 05-16N-24WIM, less and except the Marmaton Formation. Also, less and except all accretion and riparian rights lying outside of Section 05-16N-24WIM. (1/2 M.R.), Sec. 05-16N-24WIM	4.70	UNBRIDLED RESOURCES, LLC (SUBSIDIARY OF MAVERICK NATURAL RESOURCES, LLC)	\$5,790.40	\$1,232.00
47	ROGER MILLS	All that part of Lot 3 of Section 06-16N-24WIM accreted to and lying within Section 05-16N-24WIM, less and except the Marmaton Formation. Also, less and except all accretion and riparian rights lying outside of Section 05-16N-24WIM. (1/2 M.R.), Sec. 05-16N-24WIM	4.70	ROCK CREEK LAND & ENERGY LLC	\$5,762.20	\$1,226.00
48	ROGER MILLS	Lots 5 and 6; Lots 3 and 4, extending Eastward to the Center of the bed of the South Canadian River. Less and except all accretion and riparian rights lying outside of Section 06-16N-24WIM. (Lessee will assume liability to plug the current well(s) and remove equipment and facilities in the NW/4 of Section 06-16N-24WIM if said well(s), equipment, and facilities are not affirmatively disclaimed in writing within ninety (90) days of lease award date.) Potential bidders are advised to contact the Commissioners of the Land Office for a list of the wells, equipment, and facilities. (1/2 M.R.), Sec. 06-16N-24WIM	122.44	ROCK CREEK LAND & ENERGY LLC	\$222,097.09	\$1,814.00
48	ROGER MILLS	Lots 5 and 6; Lots 3 and 4, extending Eastward to the Center of the bed of the South Canadian River. Less and except all accretion and riparian rights lying outside of Section 06-16N-24WIM. (Lessee will assume liability to plug the current well(s) and remove equipment and facilities in the NW/4 of Section 06-16N-24WIM if said well(s), equipment, and facilities are not affirmatively disclaimed in writing within ninety (90) days of lease award date.) Potential bidders are advised to contact the Commissioners of the Land Office for a list of the wells, equipment, and facilities. (1/2 M.R.), Sec. 06-16N-24WIM	122.44	UNBRIDLED RESOURCES, LLC (SUBSIDIARY OF MAVERICK NATURAL RESOURCES, LLC)	\$150,839.92	\$1,232.00
49	ROGER MILLS	W/2 SE/4, less and except the Tonkawa Formation (1/2 M.R.), Sec. 21-16N-24WIM	40.00	ROCK CREEK LAND & ENERGY LLC	\$57,040.00	\$1,426.00
49	ROGER MILLS	W/2 SE/4, less and except the Tonkawa Formation (1/2 M.R.), Sec. 21-16N-24WIM	40.00	UPLAND EXPLORATION OKLAHOMA, LLC	\$52,555.00	\$1,313.88

49	ROGER MILLS	W/2 SE/4, less and except the Tonkawa Formation (1/2 M.R.), Sec. 21-16N-24WIM	40.00	UNBRIDLED RESOURCES, LLC (SUBSIDIARY OF MAVERICK NATURAL RESOURCES, LLC)	\$49,280.00	\$1,232.00
49	ROGER MILLS	W/2 SE/4, less and except the Tonkawa Formation (1/2 M.R.), Sec. 21-16N-24WIM	40.00	J. KIRK ARY	\$40,205.00	\$1,005.13
50	ROGER MILLS	E/2 SW/4, less and except the Tonkawa Formation (1/2 M.R.), Sec. 21-16N-24WIM	40.00	J. KIRK ARY	\$60,131.00	\$1,503.28
50	ROGER MILLS	E/2 SW/4, less and except the Tonkawa Formation (1/2 M.R.), Sec. 21-16N-24WIM	40.00	ROCK CREEK LAND & ENERGY LLC	\$57,040.00	\$1,426.00
50	ROGER MILLS	E/2 SW/4, less and except the Tonkawa Formation (1/2 M.R.), Sec. 21-16N-24WIM	40.00	UPLAND EXPLORATION OKLAHOMA, LLC	\$50,555.00	\$1,263.88
50	ROGER MILLS	E/2 SW/4, less and except the Tonkawa Formation (1/2 M.R.), Sec. 21-16N-24WIM	40.00	UNBRIDLED RESOURCES, LLC (SUBSIDIARY OF MAVERICK NATURAL RESOURCES, LLC)	\$49,280.00	\$1,232.00
51	ROGER MILLS	SW/4 NW/4; Lot 3, extending Eastward to the Center of the bed of the South Canadian River, less and except the Cleveland Formation. Also, less and except all accretion and riparian rights lying outside of Section 31-17N-24WIM. (All M.R.), Sec. 31-17N-24WIM	122.67	ROCK CREEK LAND & ENERGY LLC	\$222,517.94	\$1,814.00
51	ROGER MILLS	SW/4 NW/4; Lot 3, extending Eastward to the Center of the bed of the South Canadian River, less and except the Cleveland Formation. Also, less and except all accretion and riparian rights lying outside of Section 31-17N-24WIM. (All M.R.), Sec. 31-17N-24WIM	122.67	UNBRIDLED RESOURCES, LLC (SUBSIDIARY OF MAVERICK NATURAL RESOURCES, LLC)	\$151,125.74	\$1,232.00
52	ROGER MILLS	All that part of Lot 4 of Section 06-16N-24WIM, accreted to and lying within Section 31-17N-24WIM, less and except the Cleveland Formation. Also, less and except all accretion and riparian rights lying outside of Section 31-17N-24WIM. (1/2 M.R.), Sec. 31-17N-24WIM	2.59	ROCK CREEK LAND & ENERGY LLC	\$4,689.19	\$1,814.00
52	ROGER MILLS	All that part of Lot 4 of Section 06-16N-24WIM, accreted to and lying within Section 31-17N-24WIM, less and except the Cleveland Formation. Also, less and except all accretion and riparian rights lying outside of Section 31-17N-24WIM. (1/2 M.R.), Sec. 31-17N-24WIM	2.59	DAGNY'S OPERATING LP	\$3,900.00	\$1,508.70
52	ROGER MILLS	All that part of Lot 4 of Section 06-16N-24WIM, accreted to and lying within Section 31-17N-24WIM, less and except the Cleveland Formation. Also, less and except all accretion and riparian rights lying outside of Section 31-17N-24WIM. (1/2 M.R.), Sec. 31-17N-24WIM	2.59	UNBRIDLED RESOURCES, LLC (SUBSIDIARY OF MAVERICK NATURAL RESOURCES, LLC)	\$3,184.72	\$1,232.00
53	ROGER MILLS	NW/4 SW/4; Lot 4, extending Eastward to the Center of the	122.67	ROCK CREEK LAND & ENERGY LLC	\$222,519.75	\$1,814.00

		bed of the South Canadian River, less and except the Cleveland Formation. Also, less and except all accretion and riparian rights lying outside of Section 31-17N-24WIM. (All M.R.), Sec. 31-17N-24WIM				
53	ROGER MILLS	NW/4 SW/4; Lot 4, extending Eastward to the Center of the bed of the South Canadian River, less and except the Cleveland Formation. Also, less and except all accretion and riparian rights lying outside of Section 31-17N-24WIM. (All M.R.), Sec. 31-17N-24WIM	122.67	UNBRIDLED RESOURCES, LLC (SUBSIDIARY OF MAVERICK NATURAL RESOURCES, LLC)	\$151,126.98	\$1,232.00
54	ROGER MILLS	All that part of Lot 4 of Section 31-17N-24WIM, accreted to and lying within Section 32-17N-24WIM. Less and except all accretion and riparian rights lying outside of Section 32-17N-24WIM. Also, less and except the Marmaton Formation. (All M.R.), Sec. 32-17N-24WIM	1.00	DAGNY'S OPERATING LP	\$1,650.00	\$1,650.00
54	ROGER MILLS	All that part of Lot 4 of Section 31-17N-24WIM, accreted to and lying within Section 32-17N-24WIM. Less and except all accretion and riparian rights lying outside of Section 32-17N-24WIM. Also, less and except the Marmaton Formation. (All M.R.), Sec. 32-17N-24WIM	1.00	UNBRIDLED RESOURCES, LLC (SUBSIDIARY OF MAVERICK NATURAL RESOURCES, LLC)	\$1,232.00	\$1,232.00
54	ROGER MILLS	All that part of Lot 4 of Section 31-17N-24WIM, accreted to and lying within Section 32-17N-24WIM. Less and except all accretion and riparian rights lying outside of Section 32-17N-24WIM. Also, less and except the Marmaton Formation. (All M.R.), Sec. 32-17N-24WIM	1.00	ROCK CREEK LAND & ENERGY LLC	\$1,226.00	\$1,226.00
55	ROGER MILLS	All that part of Lots 3 and 4 of Section 06-16N-24WIM, accreted to and lying within Section 32-17N-24WIM. Less and except all accretion and riparian rights lying outside of Section 32-17N-24WIM. Also, less and except the Marmaton Formation. (1/2 M.R.), Sec. 32-17N-24WIM	23.70	J. KIRK ARY	\$35,546.00	\$1,500.15
55	ROGER MILLS	All that part of Lots 3 and 4 of Section 06-16N-24WIM, accreted to and lying within Section 32-17N-24WIM. Less and except all accretion and riparian rights lying outside of Section 32-17N-24WIM. Also, less and except the Marmaton Formation. (1/2 M.R.), Sec. 32-17N-24WIM	23.70	UNBRIDLED RESOURCES, LLC (SUBSIDIARY OF MAVERICK NATURAL RESOURCES, LLC)	\$29,192.24	\$1,232.00
55	ROGER MILLS	All that part of Lots 3 and 4 of Section 06-16N-24WIM, accreted to and lying within Section 32-17N-24WIM. Less and except all accretion and riparian rights lying outside of Section 32-17N-24WIM. Also, less and except the Marmaton Formation. (1/2 M.R.), Sec. 32-17N-24WIM	23.70	ROCK CREEK LAND & ENERGY LLC	\$29,050.07	\$1,226.00

		and except all accretion and riparian rights lying outside of Section 32-17N-24WIM. Also, less and except the Marmaton Formation. (1/2 M.R.), Sec. 32-17N-24WIM				
56	ROGER MILLS	Lot 2; SW/4 NE/4 (1/2 M.R.), Sec. 04-14N-25WIM	40.08	NO BIDS	\$0.00	\$0.00
57	ROGER MILLS	Lot 3; SE/4 NW/4 (1/2 M.R.), Sec. 04-14N-25WIM	40.13	NO BIDS	\$0.00	\$0.00
58	ROGER MILLS	W/2 SE/4 (1/2 M.R.), Sec. 04-14N-25WIM	40.00	NO BIDS	\$0.00	\$0.00
59	ROGER MILLS	E/2 SW/4 (1/2 M.R.), Sec. 04-14N-25WIM	40.00	NO BIDS	\$0.00	\$0.00
60	ROGER MILLS	SW/4 NE/4, less and except the Tonkawa Formation (All M.R.), Sec. 10-15N-25WIM	40.00	ROAM RESOURCES LLC	\$242.00	\$6.05
60	ROGER MILLS	SW/4 NE/4, less and except the Tonkawa Formation (All M.R.), Sec. 10-15N-25WIM	40.00	ROAM RESOURCES LLC	\$200.00	\$5.00
61	ROGER MILLS	NW/4, less and except the Tonkawa Formation (All M.R.), Sec. 10-15N-25WIM	160.00	ROAM RESOURCES LLC	\$104,880.00	\$655.50
62	ROGER MILLS	SE/4 SE/4; W/2 SE/4, less and except the Tonkawa Formation (All M.R.), Sec. 10-15N-25WIM	120.00	ROAM RESOURCES LLC	\$726.00	\$6.05
63	ROGER MILLS	NW/4, less and except the Tonkawa Formation (All M.R.), Sec. 16-15N-25WIM	160.00	ROAM RESOURCES LLC	\$64,600.00	\$403.75
64	ROGER MILLS	SE/4, less and except the Tonkawa Formation (All M.R.), Sec. 16-15N-25WIM	160.00	ROAM RESOURCES LLC	\$104,880.00	\$655.50
65	ROGER MILLS	SW/4, less and except the Tonkawa Formation (All M.R.), Sec. 16-15N-25WIM	160.00	ROAM RESOURCES LLC	\$64,600.00	\$403.75
66	ROGER MILLS	SW/4, less and except the Tonkawa Formation (1/2 M.R.), Sec. 17-15N-25WIM	80.00	ROAM RESOURCES LLC	\$484.00	\$6.05
67	ROGER MILLS	N/2 SE/4; SW/4 SE/4, less and except the Cleveland Formation (1/2 M.R.), Sec. 27-15N-25WIM	60.00	ROAM RESOURCES LLC	\$39,330.00	\$655.50
68	ROGER MILLS	NW/4 NE/4, less and except the Tonkawa Formation (1/2 M.R.), Sec. 34-15N-25WIM	20.00	ROAM RESOURCES LLC	\$13,110.00	\$655.50
69	ROGER MILLS	NE/4, less and except the Tonkawa Formation (All M.R.), Sec. 35-15N-25WIM	160.00	ROAM RESOURCES LLC	\$64,600.00	\$403.75
70	ROGER MILLS	SE/4, less and except the Tonkawa Formation (All M.R.), Sec. 35-15N-25WIM	160.00	ROAM RESOURCES LLC	\$104,880.00	\$655.50
71	ROGER MILLS	NE/4, less and except the Marmaton Formation (All M.R.), Sec. 36-15N-25WIM	160.00	ROAM RESOURCES LLC	\$64,600.00	\$403.75
72	ROGER MILLS	NW/4, less and except the Marmaton Formation (All M.R.), Sec. 36-15N-25WIM	160.00	ROAM RESOURCES LLC	\$64,600.00	\$403.75
73	ROGER MILLS	SE/4, less and except the Marmaton Formation (All M.R.), Sec. 36-15N-25WIM	160.00	ROAM RESOURCES LLC	\$64,600.00	\$403.75

74	ROGER MILLS	SW/4, less and except the Marmaton Formation (All M.R.), Sec. 36-15N-25WIM	160.00	ROAM RESOURCES LLC	\$104,880.00	\$655.50
75	ROGER MILLS	NW/4 NW/4, less and except the Tonkawa Formation (All M.R.), Sec. 13-16N-25WIM	40.00	ROAM RESOURCES LLC	\$242.00	\$6.05
76	ROGER MILLS	E/2 SW/4; Lots 3 and 4, less and except the Tonkawa Formation. (1/2 M.R.), Sec. 31-16N-25WIM	80.95	NO BIDS	\$0.00	\$0.00
77	ROGER MILLS	SW/4, less and except the Tonkawa and Cleveland Formations (All M.R.), Sec. 05-15N-26WIM	160.00	NO BIDS	\$0.00	\$0.00
78	ROGER MILLS	NE/4, less and except the Tonkawa and Cleveland Formations (1/2 M.R.), Sec. 09-15N-26WIM	80.00	NO BIDS	\$0.00	\$0.00
79	ROGER MILLS	NE/4, less and except the Cleveland Formation (All M.R.), Sec. 22-15N-26WIM	160.00	NO BIDS	\$0.00	\$0.00
80	ROGER MILLS	E/2 NW/4, less and except the Cleveland Formation (All M.R.), Sec. 22-15N-26WIM	80.00	NO BIDS	\$0.00	\$0.00
81	ROGER MILLS	E/2 SW/4, less and except the Cleveland Formation (All M.R.), Sec. 22-15N-26WIM	80.00	NO BIDS	\$0.00	\$0.00
82	ROGER MILLS	S/2 NE/4, less and except the Tonkawa and Cleveland Formations (1/2 M.R.), Sec. 26-16N-26WIM	40.00	NO BIDS	\$0.00	\$0.00
83	ROGER MILLS	N/2 SE/4, except a strip 150 13/14 feet East and West by 70 rods North and South located 33 feet West of East line and 10 rods South of North line of NE/4 SE/4, less and except the Tonkawa and Cleveland Formations (1/2 M.R.), Sec. 26-16N-26WIM	38.00	NO BIDS	\$0.00	\$0.00
84	ROGER MILLS	SW/4 (All M.R.), Sec. 36-16N-26WIM	160.00	NO BIDS	\$0.00	\$0.00
85	ROGER MILLS	Lot 3, extending Northwestwardly to the center of the bed of the South Canadian River. Less and except all accretion and riparian rights lying outside of Section 36-17N-26WIM. (All M.R.), Sec. 36-17N-26WIM	80.00	NO BIDS	\$0.00	\$0.00
86	TEXAS	E/2 NE/4, Subordinated To The Right Of U.S. Government To Flood Area And Any Production Development Must Be Approved In Writing By Corps Of Engineers. (1/2 M.R.), Sec. 31-03N-18ECM	40.00	COTTON VALLEY RESOURCES, LLC	\$12,950.00	\$323.75
86	TEXAS	E/2 NE/4, Subordinated To The Right Of U.S. Government To Flood Area And Any Production Development Must Be Approved In Writing By Corps Of Engineers. (1/2 M.R.), Sec. 31-03N-18ECM	40.00	COTTON VALLEY RESOURCES, LLC	\$12,000.00	\$300.00

86	TEXAS	E/2 NE/4, Subordinated To The Right Of U.S. Government To Flood Area And Any Production Development Must Be Approved In Writing By Corps Of Engineers. (1/2 M.R.), Sec. 31-03N-18ECM	40.00	FAIRWAY ENERGY LLC	\$5,000.00	\$125.00
87	WOODS	NW/4 (1/2 M.R.), Sec. 12-23N-13WIM	80.00	NO BIDS	\$0.00	\$0.00

#### RE: ASSIGNMENTS OF OIL AND GAS MINING LEASES APPROVED:

<u>Lease #</u>	<u>County</u>	<u>Legal Description</u>	<u>Assignor</u>	<u>Assignee</u>
CS-11996	BLAINE	NW/4 of Sec. 36-19N-12WIM	RSTACK WALNUT LLC	LONGFELLOW ENERGY LP
CS-11997	BLAINE	SE/4 of Sec. 36-19N-12WIM	RSTACK WALNUT LLC	LONGFELLOW ENERGY LP
CS-11998	BLAINE	SW/4 of Sec. 36-19N-12WIM	RSTACK WALNUT LLC	LONGFELLOW ENERGY LP
CS-16416	CUSTER	S/2 NE/4 NE/4; W/2 NE/4; SE/4 NE/4 of Sec. 36-13N-17WIM	KAISER-FRANCIS ANADARKO LIMITED PARTNERSHIP	GBK INVESTMENTS, LLC
CS-31304	LOVE	W/2 E/2 NW/4; W/2 NW/4 of Sec. 23-07S-02EIM	R. D. WILLIAMS & COMPANY	XTO ENERGY INC
CS-31305	LOVE	W/2 NE/4 SW/4; NW/4 SW/4 of Sec. 23-07S-02EIM	R. D. WILLIAMS & COMPANY	XTO ENERGY INC
CS-31475	ELLIS	NE/4, less and except the Cleveland and Douglas Formations of Sec. 16-18N-25WIM	JENKINS & WALKER ENERGY PARTNERS, LLC	MEWBOURNE OIL COMPANY
CS-31476	ELLIS	NW/4, less and except the Cleveland and Douglas Formations of Sec. 16-18N-25WIM	JENKINS & WALKER ENERGY PARTNERS, LLC	MEWBOURNE OIL COMPANY
OA-29829	GARFIELD	SW/4 of Sec. 25-21N-03WIM	DAGNY'S LLC	DAGNY'S OPERATING LP
UV-31473	ELLIS	S/2 NE/4, less and except the Morrow Formation of Sec. 09-18N-25WIM	JENKINS & WALKER ENERGY PARTNERS, LLC	MEWBOURNE OIL COMPANY
UV-31474	ELLIS	S/2 NW/4, less and except the Morrow Formation of Sec. 09-18N-25WIM	JENKINS & WALKER ENERGY PARTNERS, LLC	MEWBOURNE OIL COMPANY
UV-31477	ELLIS	NW/4 SW/4; Lots 3 and 4, extending Southward to the Center of the South Canadian riverbed, less and except all accretion and riparian rights lying outside of Section 27-18N-25WIM, also less and except the Cleveland Formation of Sec. 27-18N-25WIM	JENKINS & WALKER ENERGY PARTNERS, LLC	MEWBOURNE OIL COMPANY

Minerals Management Division had 1 division order for the month of December 2022.

**REAL ESTATE MANAGEMENT DIVISION  
DECEMBER 2022 MONTHLY SUMMARY**

**RE: Surface Lease Assignment**

Lease No.	Legal Description	Rent	Lessee
205741 Grady County	SE/4 Sec. 35-10N-8WIM	\$7,600.00	Pat Ragsdale and Ragsdale Farms Inc.

This lease was previously in the name of Pat Ragsdale. Rental is paid current.

Lease No.	Legal Description	Rent	Lessee
817080 Grady County	NW/4 Sec. 33-10N-8WIM (less 10 AC sold)	\$7,200.00	Pat Ragsdale and Ragsdale Farms Inc.

This lease was previously in the name of Pat Ragsdale. Rental is paid current.

Lease No.	Legal Description	Rent	Lessee
102849 Texas County	S/2 Sec. 5 & NE/4 Sec. 8-2N- 14ECM	\$3,800.00	McCune Farms

This lease was previously in the name of Loper McCune. Rental is paid current.

Lease No.	Legal Description	Rent	Lessee
101228 Cotton County	NE/4 Sec. 16-4S-9WIM	\$5,800.00	D Bar C Ranch, LLC

This lease was previously in the name of Dennis Gay. Rental is paid current.

Lease No.	Legal Description	Rent	Lessee
101230 Cotton County	S/2 Sec. 16-4S-9WIM (less improvements)	\$10,750.00	D Bar C Ranch, LLC

This lease was previously in the name of Dennis Gay. Rental is paid current.

Lease No.	Legal Description	Rent	Lessee
817207 Grady County	NE/4 Sec. 21-10N-8WIM (less improvements)	\$7,000.00	John Meiwes Living Trust

This lease was previously in the name of John Meiwes (deceased). Rental is paid current.

**RE: Soil Conservation Projects**

Lease No.	Location	Practice	Cost to CLO	Lessee
101758 Jackson County	NE/4 Sec. 36-4N- 20WIM (subj to STCL 106172)(less 5 acres sold)(less improvements)	Lime and Application	\$5,554.08	Rodney Biddy

Lease No.	Location	Practice	Cost to CLO	Lessee
100982 & 100985 Kay County	100982 - NE/4 Sec. 36-27N- 2WIM 100985 - SE/4 Sec. 36-27N- 2WIM (less improvement)	Lime, Application and Freight	\$17,742.09	David L. Young



**RE: 20 Year Easements**

<b>Lease No.</b>	<b>Legal Description</b>	<b>Appraised</b>	<b>Company</b>
101117 Kingfisher County Esmt. No. 10019	NW/4 Sec. 16-16N-6WIM	\$30,450.00	TOM-STACK, LLC

Easement has been issued to TOM-STACK, LLC for an 8" natural gas pipeline and 30'x30' valve site. Easement will not exceed 30' in width and 53.33 rods in length. Easement has been paid in full.

## December Commissioners Summary

### RE: Short-Term Commercial Lease

Lease No.	Legal Description	Rent	Lessee
109291 Roger Mills County	a 1.61-acre parcel in the N/2 N/2 N/2 N/2 of Sec. 36-16N-24WIM	\$2200.00	Presidio Petroleum LLC

Term is for 1/1/2022 to 12/31/2024. It is an access road for oilfield.

Lease No.	Legal Description	Rent	Lessee
106202 Lincoln County	0.10-acres in the S/2 of SW/4 SW/4 SW/4 of Sec. 16-12N-06EIM	\$1000.00	Lamar Outdoor Advertising

Term is for 1/1/2023 to 12/31/2025. It is used for a signboard.

Lease No.	Legal Description	Rent	Lessee
106284 Pottawatomie County	0.10-acres in the N/2 SW/4 of Sec. 36-11N-03EIM	\$7500.00	Lamar Outdoor Advertising

Term is for 1/1/2023 to 12/31/2025. It is used for a signboard(s).

Lease No.	Legal Description	Rent	Lessee
105493 Oklahoma County	0.10-acres in the NW/4 SW/4 NW/4 NW/4 of Sec. 36-14N-01EIM	\$2000.00	Lamar Outdoor Advertising

Term is for 1/1/2023 to 12/31/2025. It is used for a signboard(s).

Lease No.	Legal Description	Rent	Lessee
106386 Payne County	0.215-acres in the SW/C of SW/4 Sec. 36-19N-05EIM	\$1700.00	Hightower Energy

Term is for 1/1/2023 to 12/31/2025. It is used for an oilfield tank battery.

Lease No.	Legal Description	Rent	Lessee
105802 Beckham County	0.10-acres in the SE/4 NW/4 NW/4 of Sec. 16-09N-23WIM	\$500.00	Natural Gas Pipeline Company of America LLC

Term is for 1/1/2023 to 12/31/2025. It is used for a signboard.

Lease No.	Legal Description	Rent	Lessee
106257 Beckham County	57.16-acres in the NE/C of Sec. 28-11N-22WIM	\$3700.00	Beckham County RWD #3

Term is for 1/1/2023 to 12/31/2025. It is used for a water pumping system.

Lease No.	Legal Description	Rent	Lessee
109315 Lincoln County	0.10-acres in the SE/4 NW/4 SW/4 of Sec. 36-15N-04EIM	\$500.00	Chandler (U.S.A.) Inc.

Term is for 1/1/2023 to 12/31/2025. It is used for a signboard.

STATE OF OKLAHOMA    )  
                                      ) ss  
COUNTY OF OKLAHOMA )

I hereby certify that the foregoing Monthly Summary is a true, full and correct report of the actions of the Secretary to the Commissioners of the Land Office taken pursuant to Resolution of the Commissioners of the Land Office adopted the 17th day of December 1968 and subsequent Resolution adopted the 1st day of March 1988, amended April 12, 1988, amended May 19, 2016.

WITNESS my hand and official signature this 8 day of March 2023.

(SEAL)

  
\_\_\_\_\_  
Dan Whitmarsh, Acting Secretary